4511 YOAKUM BLVD

HOUSTON, TX ±8,060 SF Office Building











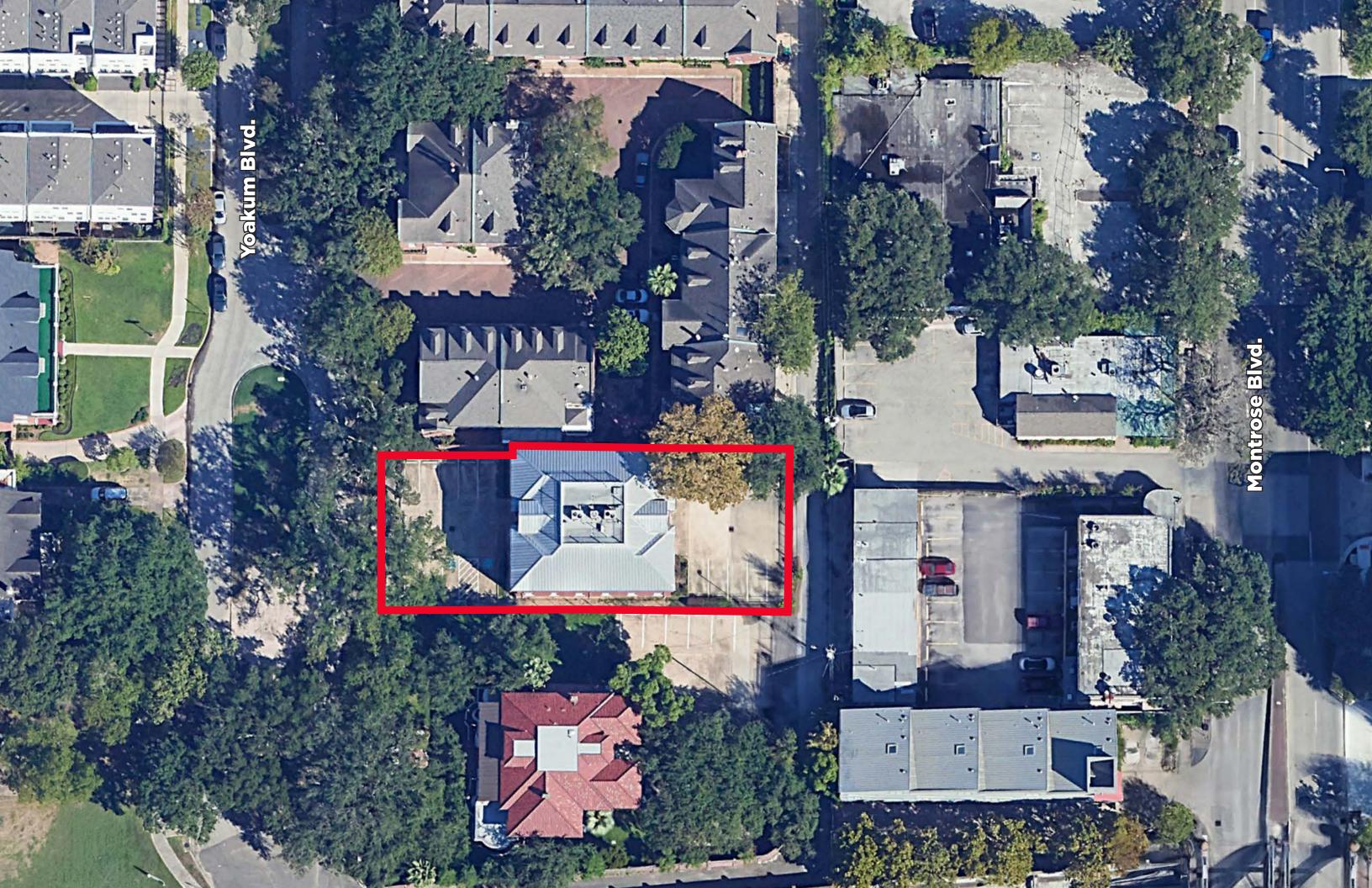


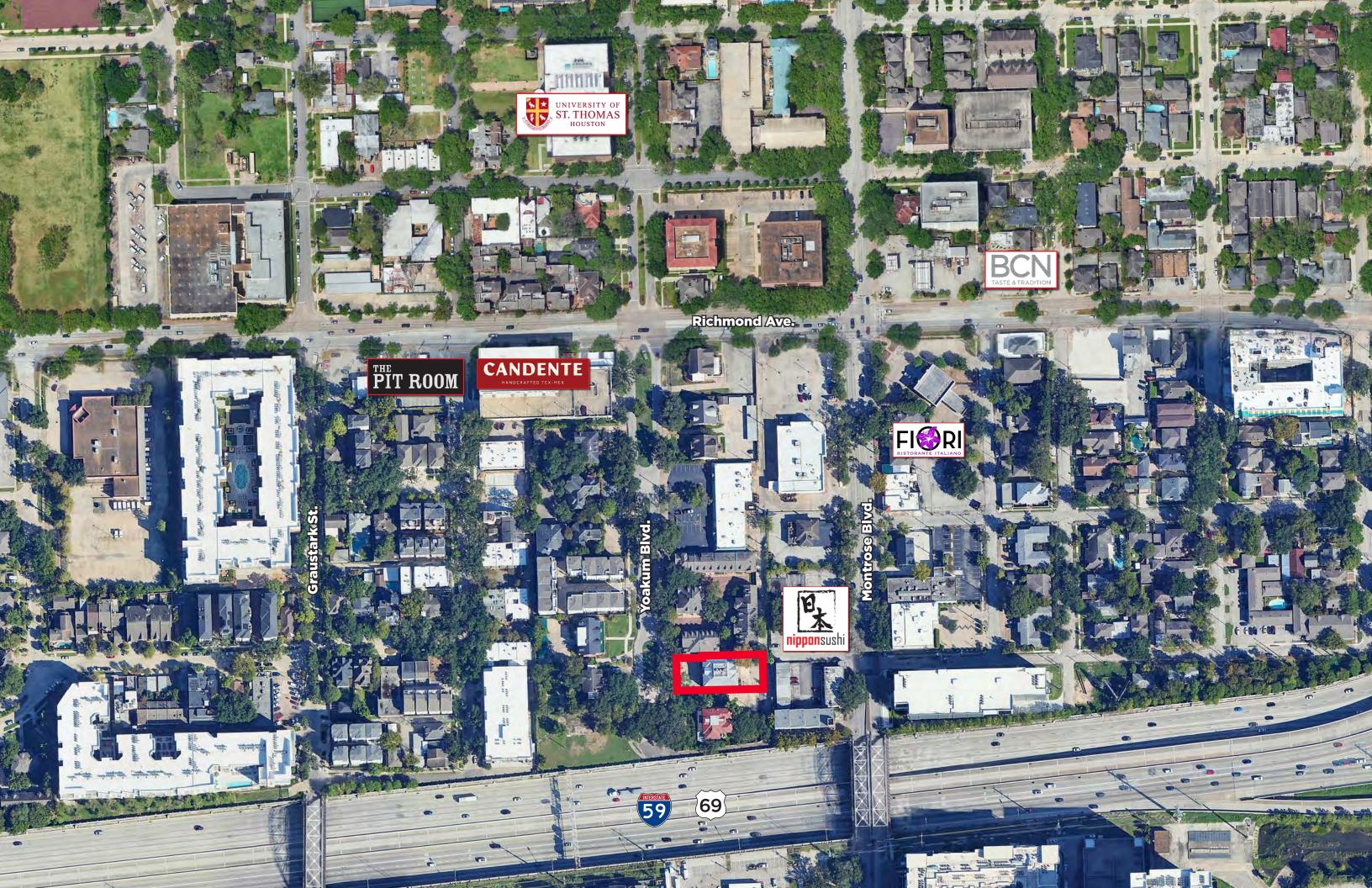












DEMOGRAPHICS



HOUSEHOLDS



217,686

Population



111,787



Household Šize







POPULATION



2024-2029 Population: Compound Annual Growth Rate



Population



Population

EMPLOYMENT



565,074 2024 Total

Daytime Population

2024 Daytime

(Pop per Square Mile)

EDUCATIONAL ATTAINMENT



85%







Population: Residents





486,887

MEMORIAL PARK



3 miles

High School Diploma

1% GED/Alternative Credential

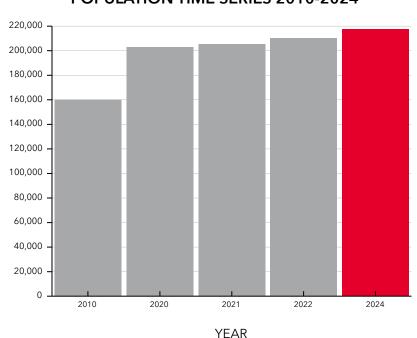
Some College/ No Degree

Associate's Degree

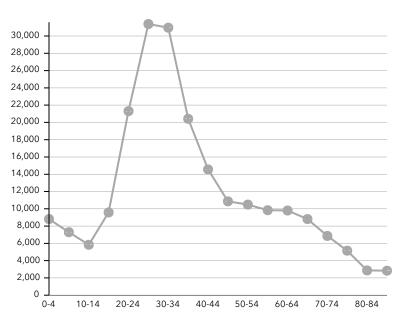
Bachelor's Degree

39% Graduate/ Professional Degree

POPULATION TIME SERIES 2010-2024



POPULATION BY AGE GROUP



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HOUSTON, TX ±8,060 SF Office Building



Constructed in 2011, this 2-story office building with high end decorator finishes is situated in the heart of Montrose. The location offers easy access to I-59, 288, and 610, ensuring convenient connectivity to all major interstates. The Property is located on one of the oldest streets in the area, a cul-de-sac lined with beautiful old oak trees.

- Current Owner is a tenant for the 2nd floor of the building and may consider continuing to lease space or vacate. Building is set up to support multiple tenants
- Located minutes from Downtown, Med Center and River Oaks and nestled in the Montrose area blocks from the University of St Thomas
- Total of 19 regular parking spaces and 2 handicap spaces split between the front and back of property. Additional street parking is also available
- · Building is ADA compliant
- · Contact Brokers for Pricing

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